

Minutes: September 21, 2011 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Agenda Item 1: - Roll Call and Advisory Role Statement

Farrell called the meeting to order at 6:35 pm. Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Ben Morris (secretary), Tom Kumura, Henry Palmer.

Agenda Item 2: Review of minutes of meetings: June 2011 Minutes were reviewed and corrections discussed, Morris made motion to approve as corrected, Jemmott seconded and the motion was approved 4-0-2 with Palmer and Kumura abstaining. July 2011 minutes were reviewed, and Farrell made a motion to approve, Kumura seconded and the motion passed 4-0-2 with Morris and Palmer abstaining. August 2011 minutes were reviewed and corrections discussed, Morris made a motion to approve as corrected, Kumura seconded and the motion passed 5-0-1 with Palmer abstaining.

Agenda Item 3: Public Forum: No items were brought up.

Agenda Item 4: PET RESORT-MUP 10-027-001: Proposed Major Use Permit to permit a small domestic animal boarding kennel at 1412 Windsong Lane. Applicant is proposing to convert the 1900 square foot barn and build a 1056 sq. foot structure. This meeting will decide if the new information presented at the last meeting should change the previous action taken by the Sponsor Group. Farrell discussed the recent Board of Supervisors meeting of September 14, where the project was approved, and therefore, there is no action this Sponsor Group can take, however, in that both the applicant and the opponents of the project were both in attendance, and she was willing to provide them time to discuss anything concerning the project. Nancy Froning, 1530 Windsong Lane spoke for the group of residents opposing the project, she indicated how frustrating the process had been for them, and that she felt the Board of Supervisors had not read the reports prepared by their consultants. During the Board of Supervisors meeting two Supervisors had asked questions, but she felt they didn't have factual information. Froning went on to discuss that noise was one of the primary concerns, and that the studies had not addressed these concerns, there is no other commercial activity on Windsong Lane, and Froning believes this project is not consistent with the character of this small residential community. The applicant responded that they had properly complied with the County requirements for processing this MUP and they have invested considerable time and finances to obtain the necessary approvals. There is much tension between these neighbors, and any further discussion was not productive. Farrell indicated that the residents should keep an eye on the new Pet Resort and if there are complaints they should contact the County.

Agenda Item 5: San Marcos General Plan Update: The City of San Marcos is going through a General Plan Update. Review of comments to City in response to Notice of Preparation and the unincorporated areas within the City's sphere of Influence. See documents at: www.ourcityyourfuture.com. There was no new information provided.

Agenda Item 6: Community Plan Update: Update on draft elements of the Community Plan. Review of the draft History section and other sections. Morris commented that he had sent out to all members the final version of the 1995 Community Plan now completely transposed into the new County template, and that he wanted to hear from the members as to this work, and if it was acceptable to the members. After

some discussion it was generally agreed to by all that this work is now complete, and the work to update the Community Plan should continue. The History section is not yet complete, the members had seen a draft last month, and it is hoped that by the October or November meeting this section can be finished. The subcommittee is currently in the process of reviewing the work that had been done in 2002 to insure that any approved changes are brought into the new draft document. After all of the past approved modifications to the original 1995 Community Plan are incorporated, then any new language will need to be addressed, this will wind up being a long process, as the new template has much more information being requested. Morris and Palmer both discussed how it is their intention to present to the members a list of sections which they wish to consider as priority in reviewing new language, so as to focus the members attention for future reviews.

Agenda Item 6: General Plan Update (was GP-2020): Review of Board of Supervisors and Steering Committee actions on the General Plan update. Farrell commented that she had attended the Steering Committee meeting on August 26, 2011 on the Residential Design Guidelines. The Residential Guidelines are being written to provide guidance on how to do subdivision design and allow clustering in a way which the chairs would not object. The guidelines were indicating multi-use residential in a rural area. Farrell commented that she was concerned about the allowed use of openspace created by the Conservation Subdivision being used for easements and agriculture, especially since agriculture could be more industrial type buildings and not row crops or orchards.. She used the example of Gourmet Mushroom factory, the County allows as a by right agricultural use. She said she had shown pictures of the Gourmet Mushroom factory to County Staff and in a separate meeting with Sarah Aghassi, Deputy Chief Administrative Officer as an example of a use that doesn't fit into the community. She felt that at the conclusion of the meeting the consultant for the County understood objections being raised by the chairs, but that some County staff did not. November 9, 2011 is the date for the Board of Supervisors to consider the 187 property requests, and processing of this amount of information could well go on into the future.

Agenda Item 8: Off street Parking Workshop: DPLU held a workshop on September 15th to hear from the community on parking design issues and improvements. Workshop 5201 Ruffin Road, Suite G. contact Dixie Switzer at: DixieSwitzer@sdcounty.ca.gov or 858-694-3041. No members attended this meeting and there was no further discussion.

Agenda Item 9: Update on ongoing projects: None

Agenda Item 10: Old Business: Farrell asked if everyone had completed the online ethics class, no members had completed this except Farrell, she responded that as a reminder she would resend the e-mail with the link on how to access this task.

Agenda Item 11: Administration and correspondence:
Farrell adjourned the meeting at 8:40 p.m.

Respectfully Submitted, Ben Morris, Secretary

The next regular meeting of the TOVCSG will be on Wednesday, November 16, 2011 at 6:30 p.m. at the Twin Oaks Elementary School.